

FOR LEASE

OFFICES AT CHEROKEE CROSSING

109 Vista Oaks Drive, Ste A
Lexington, SC 29072

DAVID BROCK

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$800.00 per month (Gross)
Building Size:	4,950 SF
Available SF:	120 SF
Year Built:	2005
Zoning:	RD
Traffic Count:	11,000

PROPERTY OVERVIEW

Introducing 109 Vista Oaks Drive, Ste A in Lexington, SC. This exceptional property offers two 120 SF office spaces, complete with handicap accessibility and a shared lobby/waiting area for client convenience. The addition of a kitchenette and two bathrooms ensures practicality and comfort for occupants. Ideal for businesses seeking a great location, this property presents a compelling opportunity for lease. Experience the perfect blend of efficiency and convenience at this prime commercial space.

PROPERTY HIGHLIGHTS

- - Two 120 SF office spaces
- - Handicap accessible
- - Shared lobby/waiting area
- - Convenient kitchenette
- - Dual bathrooms
- - Prime location in Lexington, SC

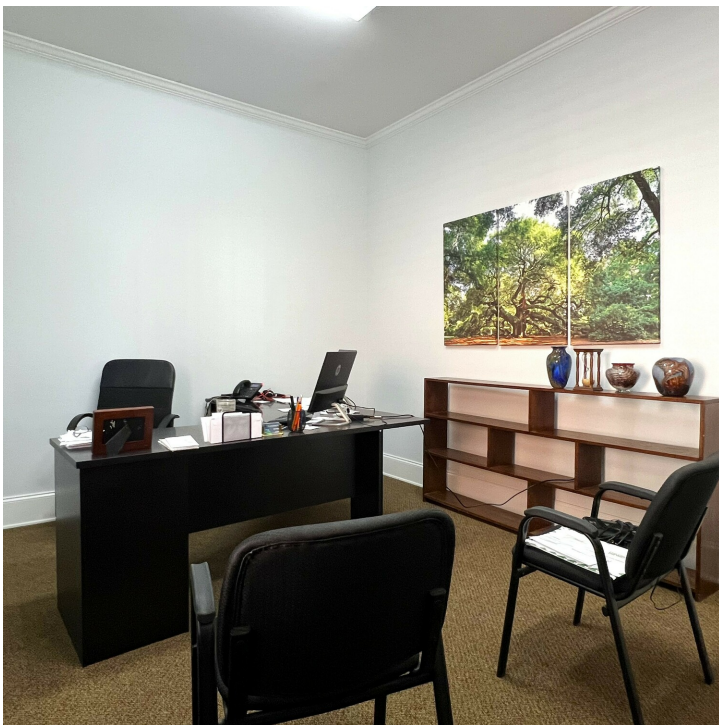
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Photos- Two Offices with shared amenities



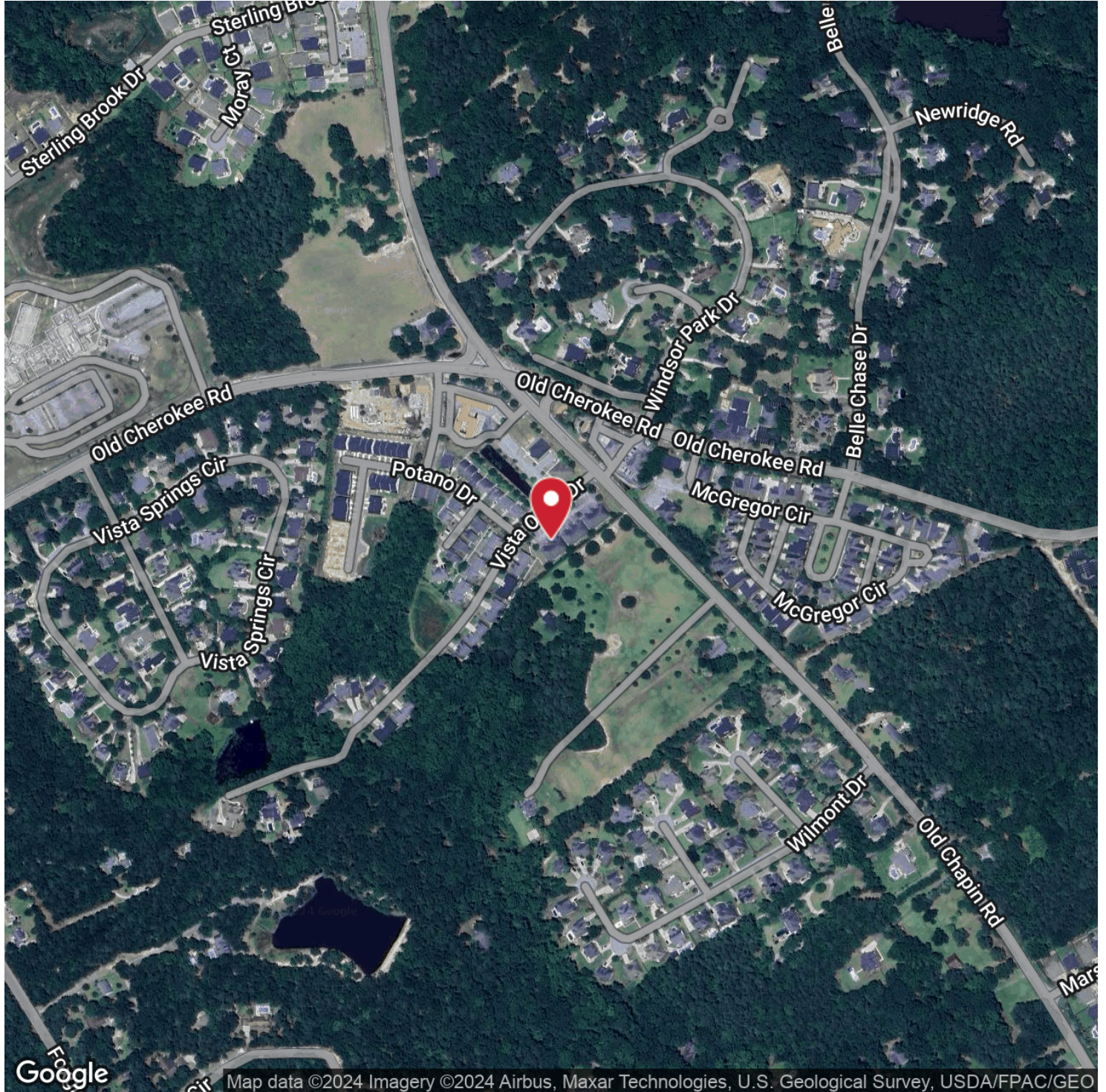
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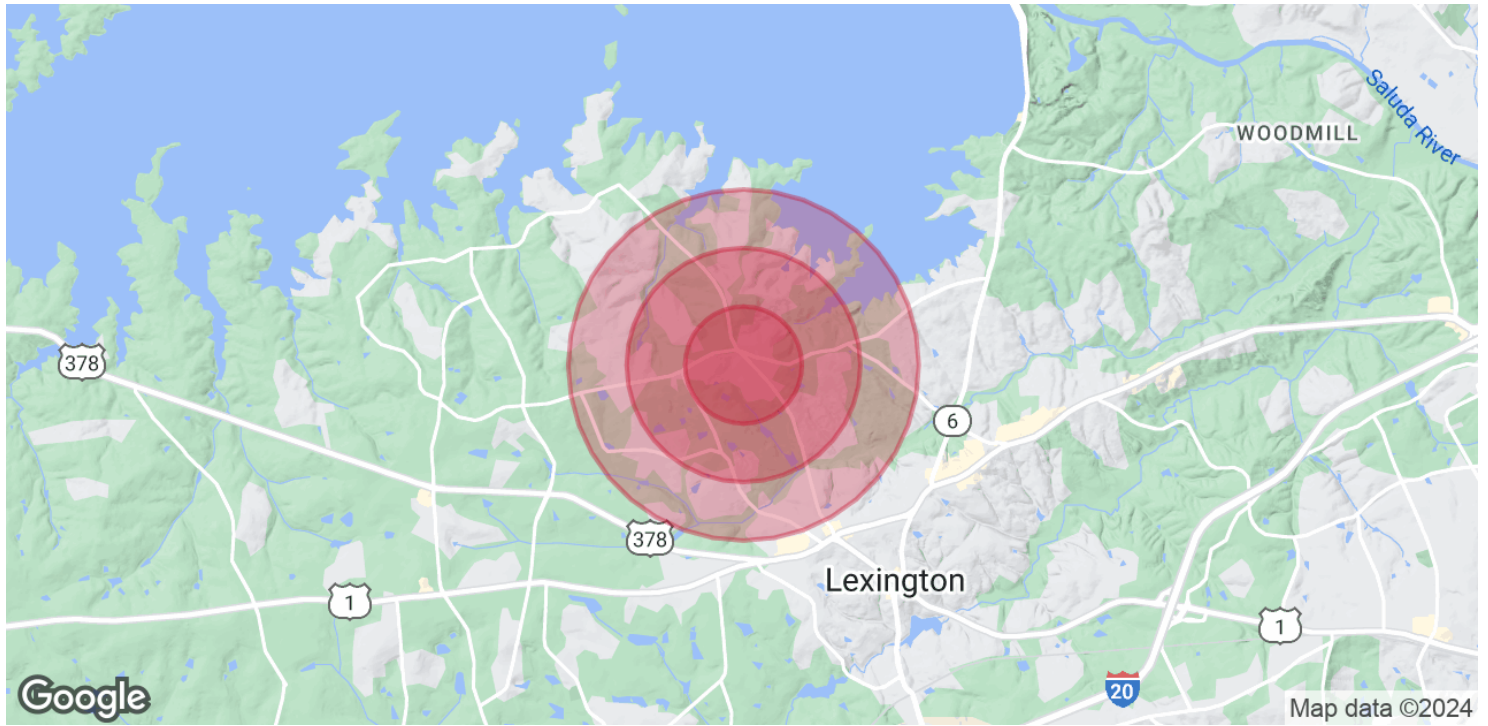
Location Map



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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	994	3,736	8,276
Average Age	48.7	46.4	43.4
Average Age (Male)	45.2	42.6	40.0
Average Age (Female)	52.7	49.4	45.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	345	1,350	3,092
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$107,728	\$106,730	\$102,277
Average House Value	\$303,147	\$298,801	\$283,993

TRAFFIC COUNTS
11,000/day

* Demographic data derived from 2020 ACS - US Census



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